

HOUSE BILL 3381

By Sontany

AN ACT to amend Tennessee Code Annotated, Title 13,
Chapter 7, Part 2, relative to zoning and
nonconforming uses.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF TENNESSEE:

SECTION 1. Tennessee Code Annotated, Section 13-7-208, is amended by adding the
following new subsection (m):

(m)

(1) Notwithstanding subsections (b)-(e) or any other law to the contrary,
the legislative body of any municipality or metropolitan form of government that
has adopted zoning regulations may, by ordinance, establish a method for the
termination or elimination of a nonconforming industrial, commercial or business
establishment or use following a period for amortization of the nonconforming
establishment or use.

(2) The period of amortization in any ordinance adopted pursuant to this
subsection (m) shall be not less than five (5) years nor more than twenty (20)
years.

(3) The period of amortization shall commence from the date the
establishment or use attained legally nonconforming status but in no event shall
the period be less than two (2) years from the effective date of the ordinance
adopted pursuant to this subsection (m).

SECTION 2. This act shall take effect upon becoming a law, the public welfare requiring
it.